

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

624B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 4, 2008

SUBJECT: Adoption of Resolution No. 2008-360, a Certificate of Final Cancellation of Land Conservation Contracts and Diminishment of Rancho California Agricultural Preserve No. 35, Map No. 929, and Diminishment of Rancho California Agricultural Preserve No. 3, Map No. 930 – Applicant: Temecula Vineyard Estates, LLC – Engineer / Representative: Hunsaker & Associates Irvine, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – ±156 Acres (Gross)

RECOMMENDED MOTION: Adoption of Resolution No. 2008-360, a Certificate of Final Cancellation of Land Conservation Contracts and Diminishment of Rancho California Agricultural Preserve No. 35, Amendment No. 1, Map No. 929 and Diminishment of Rancho California Agricultural Preserve No. 3, Amendment No. 1, Map No. 930, based upon the hereinafter listed findings and conclusions:

FINDINGS:

1. On May 8, 2007, the Board of Supervisors tentatively approved a request by Temecula Vineyard Estates, LLC, to diminish Rancho California Agricultural Preserve No. 35 pursuant to Agricultural Map No. 929, and to diminish Rancho California Agricultural Preserve No. 3 pursuant to Agricultural Map No. 930, and to cancel the affected land conservation contracts as they apply to portions of the ±320-acre (gross) project site.

This cancellation was subject to the following conditions:

- a. Payment of the cancellation fee in the amount of \$1,168,625.00;

Ron Goldman
Planning Director

RG:kb

(Continued On Attached Page)

Prev. Agn. Ref.

District: Third

Agenda Number:

3.73

REVIEWED BY EXECUTIVE OFFICE

DATE 9/22/08
Tiffa Grande

Departmental Concurrence

FORM APPROVED COUNTY COUNSEL

BY DAVID H.K. HUFF DATE 9/19/08

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

The Honorable Board of Supervisors

RE: Adoption of Resolution No. 2008-360, a Certificate of Final Cancellation of Land Conservation Contracts and Diminishment of Rancho California Agricultural Preserve No. 35, Map No. 929, and Diminishment of Rancho California Agricultural Preserve No. 3, Map No. 930
September 4, 2008

Page 2 of 2

- b. Meet all conditions necessary for the County of Riverside to issue grading permits for Tentative Tract Map No. 32594 and Tentative Parcel Map No. 32888.
2. The cancellation fee of \$1,168,625.00 was paid to the County Treasurer on February 5, 2008.
3. All conditions under the 60 milestone, *Prior to Grading Permit Issuance*, of the County of Riverside Conditions of Approval on Tentative Tract Map No. 32594 and Tentative Parcel Map No. 32888 have been met.

CONCLUSION:

1. All conditions of approval for the diminishment of Rancho California Agricultural Preserve No. 35, Amendment No. 1, Map No. 929 and diminishment of Rancho California Agricultural Preserve No. 3, Amendment No. 1, Map No. 930 and cancellation of the affected portions of the associated land conservation contracts have been met.
2. The applicant is now eligible to receive a Certificate of Final Cancellation for Rancho California Agricultural Preserve No. 35, Amendment No. 1, Map No. 929 and Rancho California Agricultural Preserve No. 3, Amendment No. 1, Map No. 930.

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RESOLUTION NO. 2008-360
CERTIFICATE OF FINAL CANCELLATION
OF LAND CONSERVATION CONTRACTS AND
DIMINISHMENT OF AGRICULTURAL PRESERVES
(Government Code Section 51283.4)

WHEREAS, two separate contracts for land in two separate agricultural preserves affect the subject property.

WHEREAS, Ely R. Callaway, Jr., entered into a Land Conservation Contract with the County of Riverside pursuant to the Land Conservation Act of 1965 (Government Code Section 51200 et. seq.) for land within Rancho California Agricultural Preserve No. 35, which contract is dated January 1, 1983, and was recorded on May 4, 1982 as Instrument No. 76452 in the office of the County Recorder of Riverside County, California; and,

WHEREAS, Temecula Vineyards, Ltd., the subsequent property owner of the land subject to the contract referenced in the preceding paragraph, filed a Notice of Non-Renewal on September 25, 2003, which notice was recorded on September 25, 2003 as Instrument No. 2003-747934, in the Office of the County Recorder of Riverside County, California.

WHEREAS, Ely R. Callaway, Jr., entered into a separate Land Conservation Contract with the County of Riverside for land within Rancho California Agricultural Preserve No. 3, which contract is dated January 1, 1971, and was recorded on October 14, 1970 as Instrument No. 103845 in the Office of the County Recorder of Riverside County, California; and,

WHEREAS, Temecula Vineyards, Ltd., the subsequent property owner of the land subject to the contract referenced in the preceding paragraph, filed a Notice of Non-Renewal on October 9, 2003, which notice was recorded on January 7, 2004 as Instrument No. 2004-0010703 in the Office of the County Recorder of Riverside County, California.

WHEREAS, Temecula Vineyard Estates, LLC, as authorized representative of Temecula

FOR MAP APPROVED COUNTY COUNSEL
BY  DATE 9/13/08
DAVID H.K. HUFF

1 Vineyards, Ltd., the owner of the property subject to the Land Conservation Contracts
2 referenced above, all of which property is described in the attached legal description
3 entitled "EXHIBIT A, RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 35,
4 AMENDMENT NO. 1 (DIMINISHMENT), MAP NO. 929," and "EXHIBIT A, RANCHO
5 CALIFORNIA AGRICULTURAL PRESERVE NO. 3, AMENDMENT NO. 1 (DIMINISHMENT),
6 MAP NO. 930," petitioned to cancel the contracts on portions of the subject property and to
7 diminish Rancho California Agricultural Preserve No. 35, Map No. 547 and Rancho California
8 Agricultural Preserve No. 3, Map No. 108; and,

9 WHEREAS, Daniel L. Stephenson, as manager and authorized representative of
10 Temecula Vineyard Estates, LLC, the subsequent property owner, applied to re-enter portions
11 of each affected agricultural preserve subject to the aforementioned Notice of Non-Renewals
12 back under a Land Conservation Contract; and,

13 WHEREAS, a public hearing was held on this matter by the Riverside County Board of
14 Supervisors on May 8, 2007; and,

15 WHEREAS, all provisions of the California Environmental Quality Act (CEQA) and the
16 Procedures for Implementing CEQA in Riverside County have been satisfied, including
17 Environmental Assessment No. 39682 and Environmental Assessment No. 40378, which consider
18 the impacts of the establishment of the proposed alternative land uses, as well as the impacts of
19 these cancellation requests; and,

20 WHEREAS, Tentative Tract No. 32594 and Tentative Parcel Map No. 32888 are the
21 alternative uses; and,

22 WHEREAS, Tentative Tract No. 32594 will subdivide approximately 291 acres to include
23 58 clustered residential lots with agricultural buffers on approximately 127 acres, a major
24 circulation easement on approximately 11 acres, internal roadways totaling approximately 24
25 acres, 5 wineries on approximately 107 acres and 3 vineyard lots on approximately 21 acres;
26 and,

27 WHEREAS, Tentative Parcel Map No. 32888 will subdivide approximately 30 acres
28 located along the southeastern portion of the subject site into three 10-acre commercial vineyard

1 sites; and,

2 WHEREAS, the amount of the cancellation fee, pursuant to Section 51283.4 of the
3 Government Code, has been determined and certified by this Board to be \$1,168,625.00;

4 WHEREAS, the following conditions have been or will be met:

- 5 1. The cancellation fee in the amount of \$1,168,625.00 has been paid to the
6 Treasurer of Riverside County; and
- 7 2. All conditions necessary for the County of Riverside to issue grading permits on
8 Tentative Tract Map No. 32594 and Tentative Parcel Map No. 32888 will be met.

9 BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of
10 Supervisors of the County of Riverside, State of California, in regular session on September 30,
11 2008 that the Clerk of this Board shall file and record copies of this resolution, map and
12 boundary description, in the Office of the County Recorder of Riverside County, California, and
13 transmit copies thereof to the Director of Conservation of the State of California, the Treasurer
14 of Riverside County, and the Assessor of Riverside County; and, thereafter:

- 15 1. Rancho California Agricultural Preserve No. 35, Map No. 547, dated April 27,
16 1982, will be amended by deleting therefrom the area shown on the map entitled
17 "RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 35,
18 AMENDMENT NO. 1, (DIMINISHMENT), MAP NO. 929," and described by
19 boundary description thereof, said map and description both being on file in the
20 Office of the Clerk of the Board.
- 21 2. The Land Conservation Contract between Ely R. Callaway, Jr., and the County
22 of Riverside, dated January 1, 1983 and recorded May 4, 1982, as Instrument
23 No. 76452, in the Office of the County Recorder of Riverside County, California,
24 will be canceled as said contract applies to land referenced in the petition of
25 Temecula Vineyards, Ltd., thereby removing from the effect of said contract the
26 real property in the County of Riverside, State of California, described in the
27 exhibit entitled, "EXHIBIT A, RANCHO CALIFORNIA AGRICULTURAL
28 PRESERVE NO. 35, AMENDMENT NO. 1, (DIMINISHMENT), MAP NO. 929,"

1 **a copy of which is attached hereto and incorporated herein by reference.**

2 **3. Rancho California Agricultural Preserve No. 3, Map No. 108, dated August 24,**
3 **1970, will be amended by deleting therefrom the area shown on the map entitled**
4 **“RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 3,**
5 **AMENDMENT NO. 1 (DIMINISHMENT), MAP NO. 930,” and described by**
6 **boundary description thereof, said map and description both being on file in the**
7 **Office of the Clerk of the Board.**

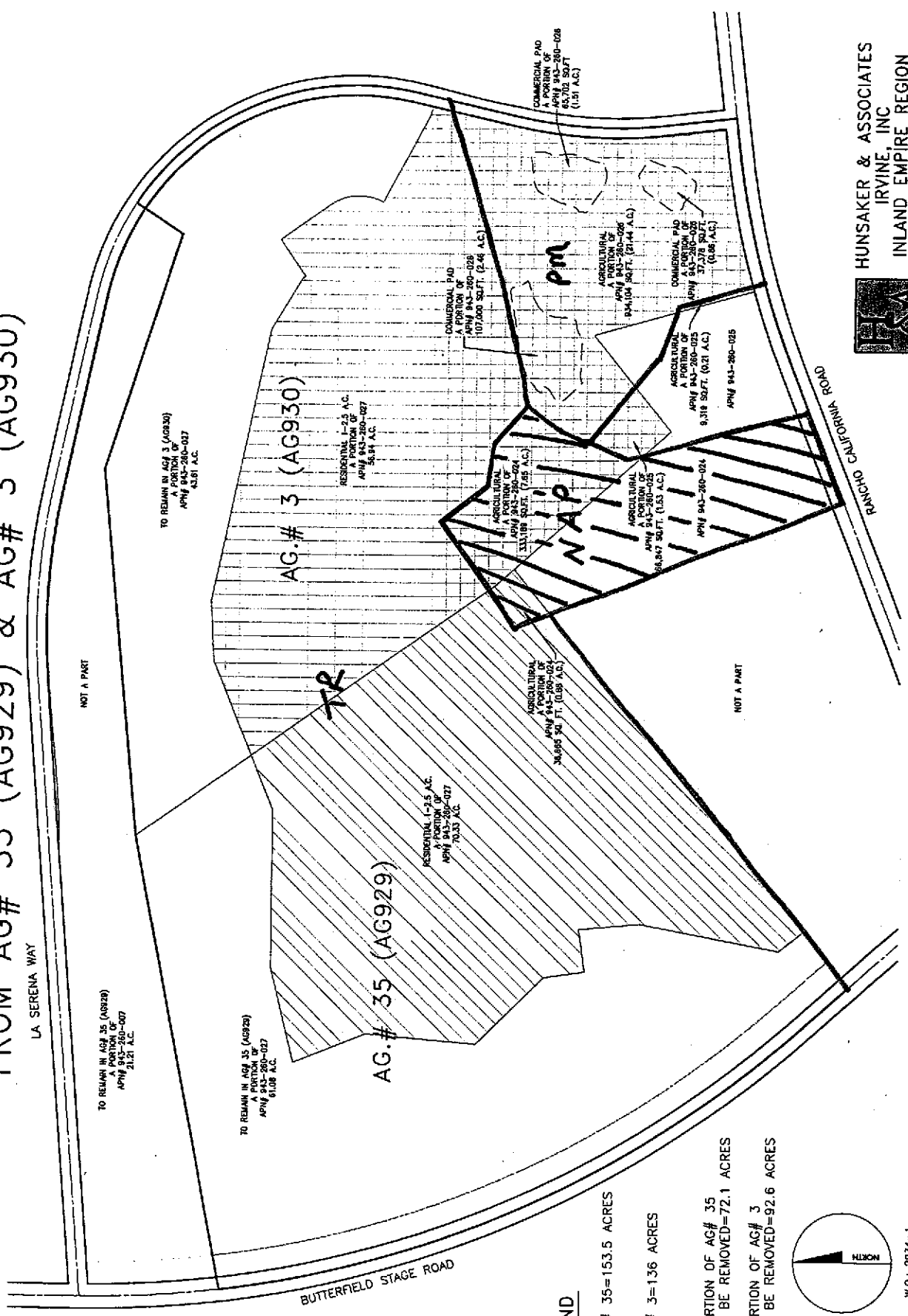
8 **4. The Land Conservation Contract between Ely R. Callaway and the County of**
9 **Riverside, dated January 1, 1971 and recorded October 14, 1970, as Instrument**
10 **No. 103845, in the Office of the County Recorder of Riverside County, California,**
11 **will be canceled as said contract applies to land referenced in the petition of**
12 **Temecula Vineyards, Ltd., thereby removing from the effect of said contract the**
13 **real property in the County of Riverside, State of California, described in the**
14 **exhibit entitled, “EXHIBIT A, RANCHO CALIFORNIA AGRICULTURAL**
15 **PRESERVE NO. 3, AMENDMENT NO. 1, (DIMINISHMENT), MAP NO. 930,”**
16 **a copy of which is attached hereto and incorporated herein by reference.**

INTEND USE EXHIBIT

FOR PARCELS BEING REMOVED

FROM AG# 35 (AG929) & AG# 3 (AG930)

LA SERENA WAY



NOT A PART

NOT A PART

TO REMAIN IN AG# 35 (AG929)
A PORTION OF
APN# 943-280-007
21.21 A.C.

TO REMAIN IN AG# 35 (AG929)
A PORTION OF
APN# 943-280-027
61.08 A.C.

TO REMAIN IN AG# 3 (AG930)
A PORTION OF
APN# 943-280-037
43.81 A.C.

RESIDENTIAL 1-2.5 A.C.
APN# 943-280-027
58.84 A.C.

RESIDENTIAL 1-2.5 A.C.
APN# 943-280-027
70.33 A.C.

COMMERCIAL PAD
APN# 943-280-028
107,000 SQ.FT. (2.46 A.C.)

AGRICULTURAL
APN# 943-280-024
34,895 SQ. FT. (0.86 A.C.)

AGRICULTURAL
APN# 943-280-024
33,186 SQ.FT. (7.65 A.C.)

AGRICULTURAL
APN# 943-280-026
994,104 SQ.FT. (22.44 A.C.)

COMMERCIAL PAD
APN# 943-280-026
37,378 SQ.FT. (0.86 A.C.)

AGRICULTURAL
APN# 943-280-024
58,837 SQ.FT. (1.33 A.C.)

AGRICULTURAL
APN# 943-280-025
9,318 SQ.FT. (0.21 A.C.)

COMMERCIAL PAD
A PORTION OF
APN# 943-280-026
85,376 SQ.FT.
(1.91 A.C.)

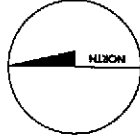
LEGEND

AG# 35=153.5 ACRES

AG# 3=136 ACRES

PORTION OF AG# 35
TO BE REMOVED=72.1 ACRES

PORTION OF AG# 3
TO BE REMOVED=92.6 ACRES



W.O.: 2834-1
DATE: 12/12/06

HUNSAKER & ASSOCIATES
IRVINE, INC.
INLAND EMPIRE REGION
43460 RIDGE PARK DRIVE, SUITE 220
TEMECULA CA 92590 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

RANCHO CALIFORNIA
AGRICULTURAL PRESERVE NO. 3, MAP NO. 108

LEGAL DESCRIPTIONS FOR PORTIONS BEING REMOVED FROM
AGRICULTURAL PRESERVE UNDER MAP NO. 930

EXHIBIT "A"

Legal Description

Being a portion of Parcel "D" of Lot Line Adjustment recorded May 11, 2005 as Instrument No. 2005-0372702, of Official Records, in the Unincorporated Territory of Riverside County, State of California, more particularly described as follows:

COMMENCING at the northerly corner of Parcel A-17 of Record of Survey filed in Book 50, pages 68 through 75, inclusive, of Records of Survey;

Thence along the easterly line of said Parcel A-17, South 35°31'12" East 639.40 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said easterly line and the easterly line of Parcels A-16 and A-17 of said Record of Survey, South 35°31'12" East 1308.97 feet to the northeasterly terminus of that certain line described as (N56°06'51"E 210.75 feet), said line being on the southerly line of said Parcel "D";

Thence along said southerly line the following two (2) courses:

- 1) South 56°06'51" West 210.75 feet;
- 2) South 21°820'17" East 178.94 feet to a point on the southeasterly line of said Parcel A-15;

Thence along said southeasterly line of said Parcel A-15 South 51°21'22" West 1793.60 feet;

Thence departing said southeasterly line of said Parcel A-15, North 38°38'38" West 240.01 feet;

Thence North 15°31'54" East 541.17 feet;

Thence North 07°46'16" West 276.12 feet;

Thence South 82°13'44" West 190.80 feet;

Thence North 07°46'16" West 183.59 feet;

Thence North 44°59'11" West 434.13 feet;

Thence North 05°08'18" East 494.49 feet;

Thence North 21°57'01" West 357.76 feet;

Thence North 76°21'12" East 442.82 feet;

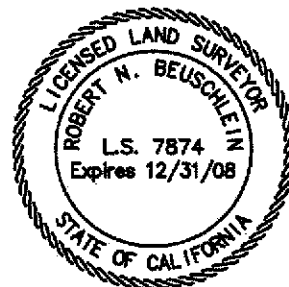
Thence South 89°40'20" East 725.36 feet;

Thence North 68°05'36" East 266.32 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 70.17 acres, more or less.

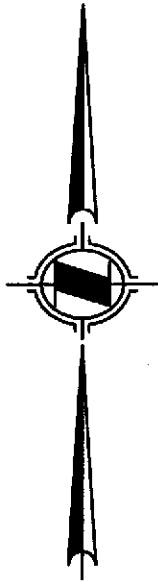
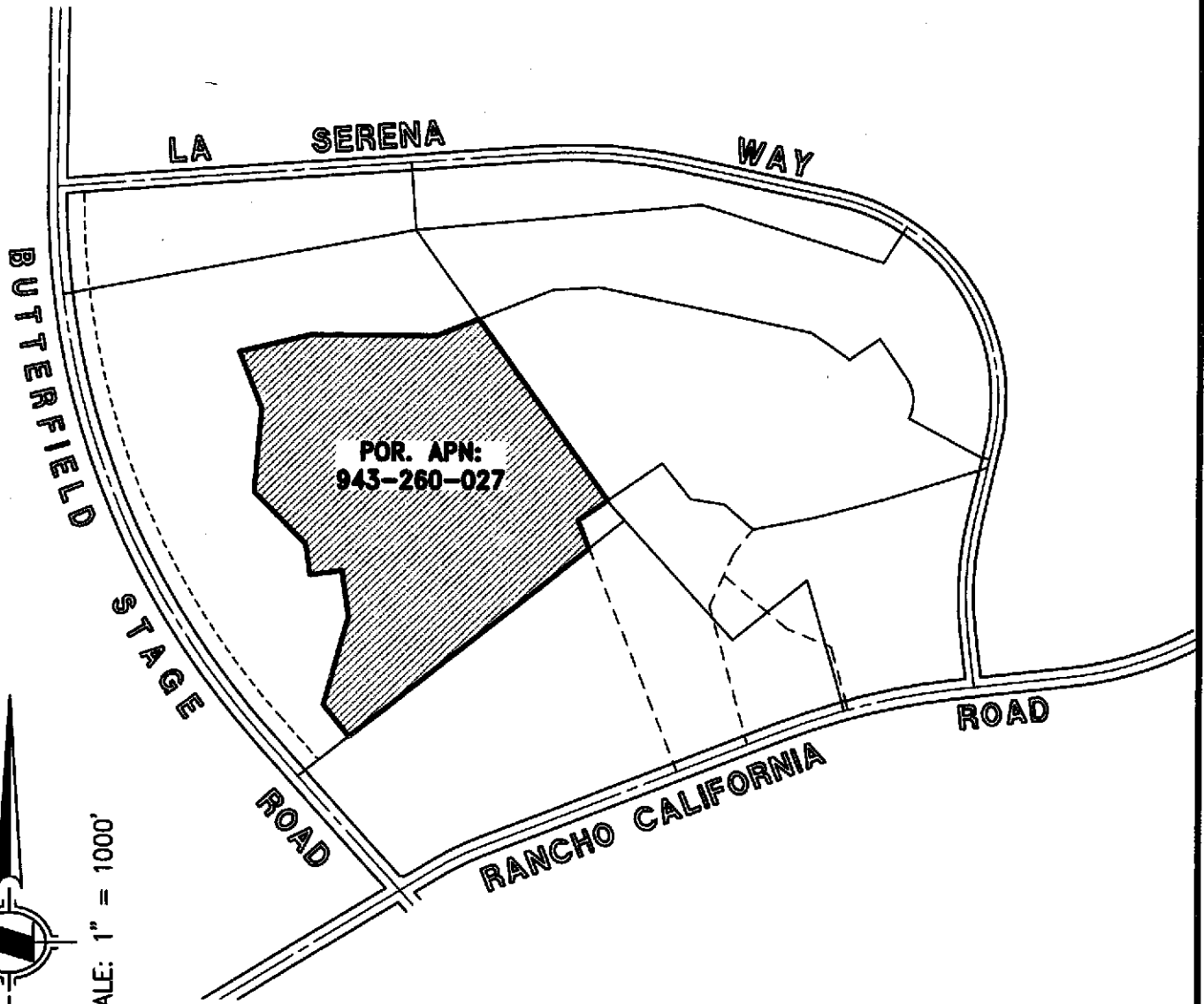
As shown on Exhibit "B-1", attached hereto and by this reference made a part hereof.

Prepared under the supervision of:



Robert N. Beuschlein 3/7/07
Robert N. Beuschlein, PLS 7874 Date
Expires: December 31, 2008

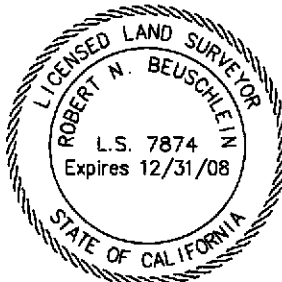
EXHIBIT "B-1"



SCALE: 1" = 1000'

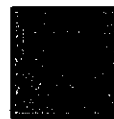
**PLAT OF A PORTION OF AG No. 36
(AG929) APN: 943-260-027 (REMOVAL)**

| | | | |
|--------------------|------------------|---------------|--------------|
| PREPARED BY RNB | CHECKED BY GE | DATE 03/07 | SHEET 1 OF 2 |
|--------------------|------------------|---------------|--------------|



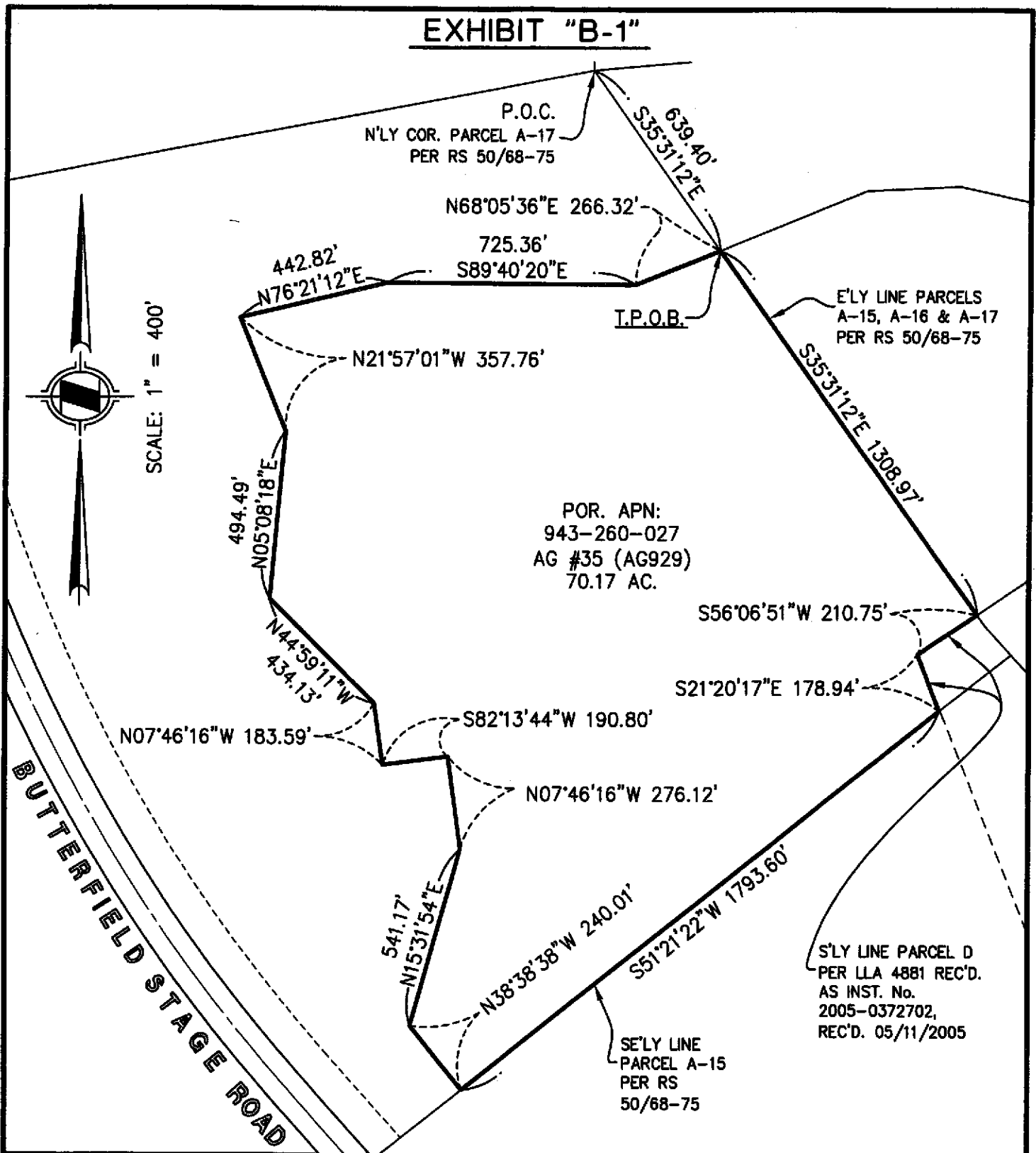
Robert N. Beuschlein 3/8/07

ROBERT N. BEUSCHLEIN, PLS 7874
EXP. 12/31/08

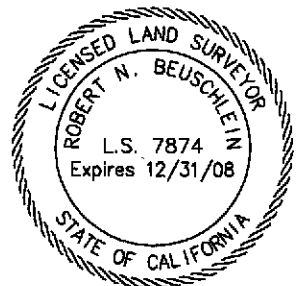


**HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION**
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

EXHIBIT "B-1"



Robert N. Beuschlein 3/2/07
 ROBERT N. BEUSCHLEIN, PLS 7874
 EXP. 12/31/08



PLAT OF A PORTION OF AG No. 35
(AG929) APN: 943-260-027 (REMOVAL)

| | | | |
|--------------------|------------------|---------------|--------------|
| PREPARED BY RNB | CHECKED BY GE | DATE 03/07 | SHEET 2 OF 2 |
|--------------------|------------------|---------------|--------------|

HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
 2900 ADAMS STREET, SUITE A-15
 RIVERSIDE CA 92504 (951)352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

Map Check

Record: H:\00090\Mapping\Exhibits\MapCheck\AG-003.cgc
Date: 03/05/07 09:28:03 AM Date Created: 03/05/07 09:26:16 AM
By: rbeuschlein
Title: AG-003

| Crs | Bearing | Distance | Northing | Easting |
|---|---------------|----------|-------------|-------------|
| Starting Coordinates | | | 135654.9471 | 305417.1883 |
| 1. | S 51°21'22" W | 1793.60 | 134534.8833 | 304016.3108 |
| 2. | N 38°38'38" W | 240.01 | 134722.3412 | 303866.4298 |
| 3. | N 15°31'54" E | 541.17 | 135243.7491 | 304011.3394 |
| 4. | N 07°46'16" W | 276.12 | 135517.3333 | 303974.0036 |
| 5. | S 82°13'44" W | 190.80 | 135491.5341 | 303784.9558 |
| 6. | N 07°46'16" W | 183.59 | 135673.4380 | 303760.1315 |
| 7. | N 44°59'11" W | 434.13 | 135980.4872 | 303453.2282 |
| 8. | N 05°08'18" E | 494.49 | 136472.9900 | 303497.5150 |
| 9. | N 21°57'01" W | 357.76 | 136804.8155 | 303363.7837 |
| 10. | N 76°21'12" E | 442.82 | 136909.2916 | 303794.1025 |
| 11. | S 89°40'20" E | 725.36 | 136905.1420 | 304519.4507 |
| 12. | N 68°05'36" E | 266.32 | 137004.5049 | 304766.5404 |
| 13. | S 35°31'12" E | 1308.97 | 135939.1175 | 305527.0351 |
| 14. | S 56°06'51" W | 210.75 | 135821.6159 | 305352.0810 |
| 15. | S 21°20'17" E | 178.94 | 135654.9423 | 305417.1919 |
| Ending Coordinates | | | 135654.9471 | 305417.1883 |
| ERROR OF CLOSURE | | | Delta N | Delta E |
| | N 36°27'11" W | 0.006 | 0.0048 | -0.0035 |
| One part in 1285645 | | | | |
| Perimeter = 7644.84 ft; Area = 3056457.60 sq ft, 70.167 Acres | | | | |

RANCHO CALIFORNIA
AGRICULTURAL PRESERVE NO. 35, MAP NO. 547

LEGAL DESCRIPTIONS FOR PORTIONS BEING REMOVED FROM
AGRICULTURAL PRESERVE UNDER MAP NO. 929

EXHIBIT "A"

Legal Description

Being portions of Parcels "B", "C" and "D" of Lot Line Adjustment recorded May 11, 2005 as Instrument No. 2005-0372702, of Official Records, in the Unincorporated Territory of Riverside County, State of California, more particularly described as follows:

BEGINNING at the southwesterly terminus of that certain line described as (N55°09'57"E 385.56 feet) per said Lot Line Adjustment No. 4881;
Thence along the easterly line of Parcels A-15, A-16 and A-17 of Record of Survey filed in Book 50, pages 68 through 75, inclusive, of Records of Survey;
Thence departing said easterly line North 68°05'36" East 464.60 feet;
Thence North 87°08'55" East 274.10 feet;
Thence South 78°08'04" East 1271.62 feet;
Thence South 55°07'36" East 264.27 feet;
Thence South 34°45'05" East 12.50 feet;
Thence North 55°14'54" East 218.81 feet;
Thence South 35°05'14" East 277.26 feet to the beginning of a tangent curve concave westerly and having a radius of 230.00 feet;
Thence southerly along said curve 254.51 feet through a central angle of 63°24'04", a radial line to said point bears, South 61°41'10" East;
Thence along the prod of said radial line South 61°41'10" East 482.06 feet;
Thence South 76°49'39" East 6.00 feet to a point on the westerly Right-of-Way line of La Serena Way (44.00 feet half width) as shown per said Lot Line Adjustment No. 4881;
Thence along said westerly Right-of-Way line the following three (3) courses:
1) South 13°10'21" West 358.91 feet to the beginning of a tangent curve concave easterly and having a radius of 2044.00 feet;
2) Southerly along said curve 697.97 feet through a central angle of 19°33'54";
3) South 06°23'33" East 269.36 feet to the intersection of said westerly Right-of-Way and the northerly Right-of-Way line of Rancho California Road (55.00 feet half width) as shown per said Lot Line Adjustment No. 4881;
Thence along said northerly Right-of-Way line the following two (2) courses:
1) South 83°36'27" West 79.88 feet to the beginning of a tangent curve concave southerly and having a radius of 4055.00 feet;
2) Westerly along said curve 662.55 feet through a central angle of 09°21'42", a radial line to said point bears, North 15°45'15" West, said point also being a point on the easterly line of Parcel 2 as shown on map filed in Book 13, page 71 of Parcel Maps;
Thence along last mentioned easterly line North 15°46'14" West 749.10 feet to the northerly line of said Parcel 2;
Thence along said northerly line South 50°55'44" West 563.37 feet to a point on the easterly line of Parcel A-13 of said Record of Survey;
Thence along said easterly line North 41°53'20" West 173.60 feet to a point on the easterly line of Parcel "A" of said Lot Line Adjustment No. 4881;
Thence along the easterly, northeasterly and northwesterly lines of said Parcel "A" the following seven (7) courses:
1) North 15°11'56" West 75.72 feet;
2) North 24°22'35" East 343.83 feet;

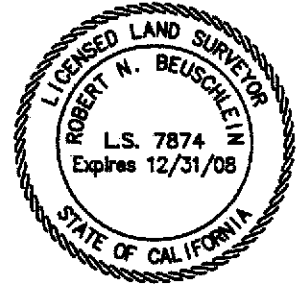
EXHIBIT "A"

- 3) North 38°33'22" East 179.08 feet;
- 4) North 49°00'47" West 223.57 feet;
- 5) North 80°54'39" West 199.86 feet;
- 6) North 38°38'53" West 270.34 feet;
- 7) South 55°09'57" West 385.56 feet to the **POINT OF BEGINNING**.

Said parcel contains 85.04 acres, more or less.

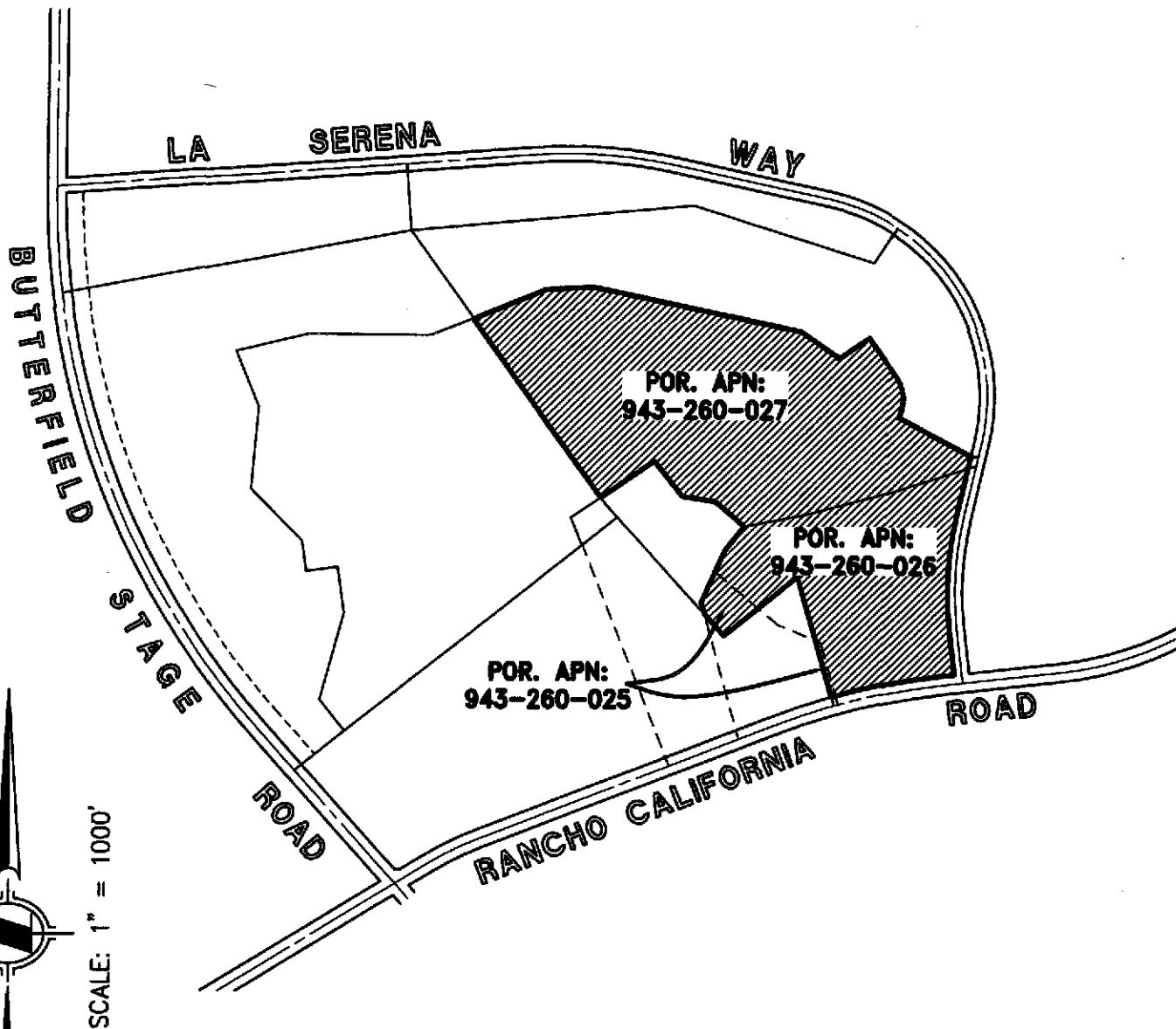
As shown on Exhibit "B-1", attached hereto and by this reference made a part hereof.

Prepared under the supervision of:



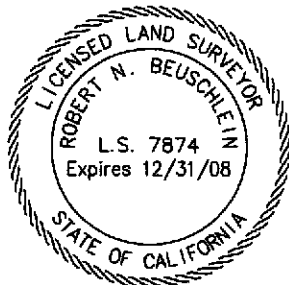
Robert N. Beuschlein 3/7/07
Robert N. Beuschlein, PLS 7874 Date
Expires: December 31, 2008

EXHIBIT "B-1"



**PLAT OF A PORTION OF AG No. 3
(AG930) APN: 943-260-027 (REMOVAL)**

| | | | |
|--------------------|------------------|---------------|--------------|
| PREPARED BY RNB | CHECKED BY GE | DATE 03/07 | SHEET 1 OF 2 |
|--------------------|------------------|---------------|--------------|

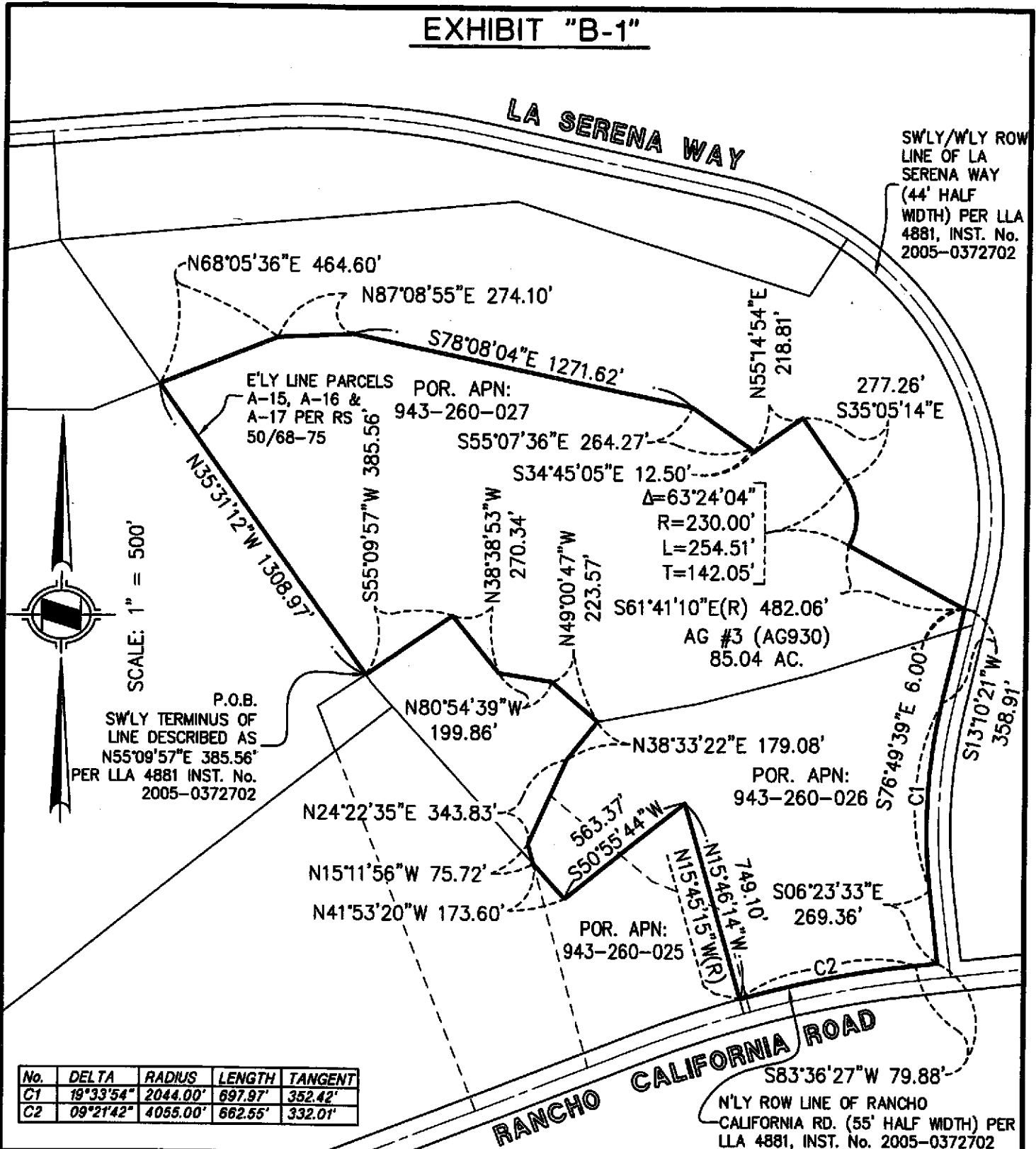


Robert N. Beuschlein 3/8/07

ROBERT N. BEUSCHLEIN, PLS 7874
EXP. 12/31/08

**HUNSAKER & ASSOCIATES
IRVINE, INC**
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

EXHIBIT "B-1"



SWLY/WLY ROW
LINE OF LA
SERENA WAY
(44' HALF
WIDTH) PER LLA
4881, INST. No.
2005-0372702

SCALE: 1" = 500'

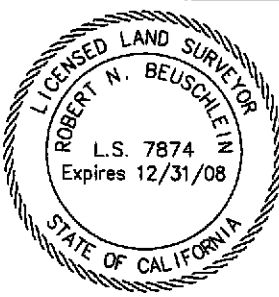
P.O.B.
SWLY TERMINUS OF
LINE DESCRIBED AS
N55°09'57"E 385.56'
PER LLA 4881 INST. No.
2005-0372702

Δ=63°24'04"
R=230.00'
L=254.51'
T=142.05'

| No. | DELTA | RADIUS | LENGTH | TANGENT |
|-----|-----------|----------|---------|---------|
| C1 | 19°33'54" | 2044.00' | 697.97' | 352.42' |
| C2 | 09°21'42" | 4055.00' | 662.55' | 332.01' |

PLAT OF A PORTION OF AG No. 3 (AG930) APN: 943-260-027 (REMOVAL)

| | | | |
|--------------------|------------------|---------------|--------------|
| PREPARED BY RNB | CHECKED BY GE | DATE 03/07 | SHEET 2 OF 2 |
|--------------------|------------------|---------------|--------------|



Robert N. Beuschlein 3/8/07
ROBERT N. BEUSCHLEIN, PLS 7874
EXP. 12/31/08

HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

Map Check

Record: H:\00090\Mapping\Exhibits\MapCheck\AG-005 006 007.cgc
 Date: 03/06/07 2:13:01 PM Date Created: 03/06/07 1:02:15 PM
 By: rbeuschlein
 Title: AG-005 006 007

| Crs | Bearing | Distance | Northing | Easting |
|----------------------|-------------------|----------|-------------|----------------------------|
| Starting Coordinates | | | 137004.5125 | 304766.5365 |
| 1. | N 68°05'36" E | 464.60 | 137177.8528 | 305197.5891 |
| 2. | N 87°08'55" E | 274.10 | 137191.4881 | 305471.3497 |
| 3. | S 78°08'04" E | 1271.62 | 136930.0228 | 306715.7987 |
| 4. | S 55°07'36" E | 264.27 | 136778.9227 | 306932.6106 |
| 5. | S 34°45'05" E | 12.50 | 136768.6523 | 306939.7358 |
| 6. | N 55°14'54" E | 218.81 | 136893.3785 | 307119.5167 |
| 7. | S 35°05'14" E | 277.26 | 136666.5028 | 307278.8921 |
| 8. | S 54°54'46" W RAD | 230.00 | T= 142.05 | 136534.2935 307090.6882 |
| | +63°24'04" L= | 254.51 | | |
| | S 61°41'10" E RAD | 230.00 | | |
| 9. | S 61°41'10" E | 482.06 | 136196.5623 | 307717.5590 |
| 10. | S 76°49'39" E | 6.00 | 136195.1950 | 307723.4012 |
| 11. | S 13°10'21" W | 358.91 | 135845.7285 | 307641.6115 |
| 12. | S 76°49'39" E RAD | 2044.00 | T= 352.42 | 135379.9345 309631.8306 |
| | -19°33'54" L= | 697.97 | | |
| | S 83°36'27" W RAD | 2044.00 | | |
| 13. | S 06°23'33" E | 269.36 | 134884.6727 | 307630.5294 |
| 14. | S 83°36'27" W | 79.88 | 134875.7789 | 307551.1460 |
| 15. | S 06°23'33" E RAD | 4055.00 | T= 332.02 | 130845.9909 308002.6250 |
| | -09°21'42" L= | 662.55 | | |
| | N 15°45'15" W RAD | 4055.00 | | |
| 16. | N 15°46'14" W | 749.10 | 135469.5690 | 306698.0555 |
| 17. | S 50°55'44" W | 563.37 | 135114.4857 | 306260.6752 |
| 18. | N 41°53'20" W | 173.60 | 135243.7206 | 306144.7645 |
| 19. | N 15°11'56" W | 75.72 | 135316.7921 | 306124.9129 |
| 20. | N 24°22'35" E | 343.83 | 135629.9709 | 306266.8216 |
| 21. | N 38°33'22" E | 179.08 | 135770.0112 | 306378.4387 |
| 22. | N 49°00'47" W | 223.57 | 135916.6478 | 306209.6749 |
| 23. | N 80°54'39" W | 199.86 | 135948.2200 | 306012.3244 |
| 24. | N 38°38'53" W | 270.34 | 136159.3547 | 305843.4876 |
| 25. | S 55°09'57" W | 385.56 | 135939.1216 | 305527.0166 |

Map Check (cont.)

Record: H:\00090\Mapping\Exhibits\MapCheck\AG-005 006 007.cgc
Date: 03/06/07 2:13:01 PM Date Created: 03/06/07 1:02:15 PM
By: rbeuschlein
Title: AG-005 006 007

| Crs | Bearing | Distance | Northing | Easting |
|--|---------------|----------|-------------|-------------|
| 26. | N 35°31'12" W | 1308.97 | 137004.5090 | 304766.5219 |
| Ending Coordinates | | | 137004.5125 | 304766.5365 |
| ERROR OF CLOSURE | | | Delta N | Delta E |
| | N 76°23'36" E | 0.015 | 0.0035 | 0.0146 |
| One part in 670369 | | | | |
| Perimeter = 10067.42 ft; Area = 3704326.98 sq ft, 85.040 Acres | | | | |

Recording Requested By
Riverside County

DOC # 2005-0372702

THH

05/11/2005 08:00A Fee:100.00

Page 1 of 16

Recorded in Official Records
County of Riverside
Larry W. Hard
Assessor, County Clerk & Recorder

When recorded, return to:

Riverside County Planning Department
9th Floor County Administrative Center
Mail Stop # 1070



| M | S | U | PAGE | SIZE | DA | POOR | NOCOR | SWF | MISC. |
|---|---|---|------|------|--------|------|-------|-----|-------|
| | 1 | | 16 | 16 | | | | | |
| | | | | | 1 | | | | LC |
| A | R | L | COPY | LONG | REFUND | NCHG | EXAM | | |

NOTICE OF LOT LINE ADJUSTMENT NO. 4881

RECORD OWNERS

EXISTING PARCELS (Assessor Parcel Numbers)

Callaway Vineyard & Winery

943-260-004, 943-260-005

Temecula Vineyards, LTD.

943-100-001

Temecula Vineyards, LTD.

943-100-013

Temecula Vineyards, LTD.

943-260-006, 943-260-007

C
LC

LEGAL DESCRIPTION OF ADJUSTED PARCELS

See attached Legal Description - Exhibit "A"

SIGNATURE OF RECORDED OWNER(S) (Must be Notarized)

Riverside County Planning Department Use Only

Company Name: Callaway Vineyard & Winery

This Notice of Lot Line Adjustment No. 4881 is approved.

Signature:

Prepared by:

Printed Name/Title: CURIS STONZEL, C.F.O.

Printed Name: Del Lauruhn

Signature:

Title: Planner III

Printed Name/Title: Temecula Vineyards, LTD.

Date: May 11, 2005

Signature:

Attested by:

Printed Name/Title: JONATHAN S. GOLDMAN, V.P.

Printed Name: MARK F. BALYS

Signature:

Title: DEPUTY PLANNING DIRECTOR

STATE OF

NOTARY

CALIFORNIA

COUNTY OF

NAPPA

On 4/18/05 before me, the undersigned,

a notary public in and for said State, personally appeared

Jonathan S. Goldman

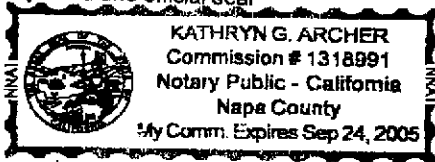
known to me (or

proved to me on the basis of satisfactory evidence) to be the

person(s) whose name(s) is/are subscribed to the within instrument

and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal



Kathryn G. Archer
SIGNATURE AND SEAL OF NOTARY

COUNTY SURVEYOR'S APPROVAL

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.

BY:

David A. Duda

DATE:

05-06-05

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of NAPA

} ss.

On APRIL 25, 2005, before me, MARK SYKES (NOTARY PUBLIC)
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared CHRIS STENZEL
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: NOTICE OF LOT LINE ADJUSTMENT NO 4881

Document Date: APRIL 15th, 2005 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

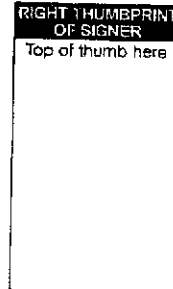


EXHIBIT "A"
LOT LINE ADJUSTMENT 4881

Legal Description for Parcel A

Original Description:

Parcel B of Lot Line Adjustment No. 4394, recorded January 8, 2002 as Instrument No. 2002-010470, Official Records of Riverside County, California.

New Description:

Being a portion of Parcel B of Lot Line Adjustment No. 4394, recorded January 8, 2002 as Instrument No. 2002-010470, of Official Records of Riverside County, California;

Together with a portion of Parcel 2 of Parcel Map 5077, recorded in Book 13 of Parcel Maps, page 71, inclusive, of Official Records of said County, said State;

Together with a portion of property described in Certificate of Parcel Merger No. 1579, recorded March 21, 2005 as Instrument No. 2005-0218837, of Official Records of said County, said State, described as follows:

BEGINNING at the most southerly corner of said Parcel B, said point also being on the centerline of Rancho California Road (55.00 feet in half-width);

thence North 68°39'43" East 441.84 feet along said centerline;

thence North 15°11'56" West 852.47 feet;

thence North 24°22'35" East 197.70 feet to **POINT A**;

thence continuing North 24°22'35" East 146.13 feet to an angle point on the easterly property line of said Parcel B;

thence North 38°33'22" East 179.08 feet;

thence North 49°00'47" West 223.57 feet;

thence North 80°54'39" West 199.86 feet to the northeasterly line of said Parcel B;

thence North 38°38'53" West 270.33 feet along said northeasterly line of Parcel B;

thence South 55°09'57" West 385.56 feet to the southwesterly line of said Parcel B;

thence South 56°06'51" West 210.75 feet;



thence South 21°20'17" East 178.94 feet to the southerly line of that Property as described in said Certificate of Parcel Merger No. 1579;

thence North 51°21'22" East 3.30 feet along said southerly line to an angle point in the westerly line of said Parcel B;

thence South 21°20'19" East 1421.05 feet along said westerly line of Parcel B to the **POINT OF BEGINNING**.

Containing 23.368 acres, more or less.

As shown on Exhibit "B", attached hereto and by this reference made a part hereof.



HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
2000 Adams Street Suite A-16, Riverside CA 92504 PH: (909)352-7200 FX: (909)352-8288

Prepared under the supervision of:

Andrew T. Grenier 4/15/05
Andrew T. Grenier, LS 7891 Date

Expires: December 31, 2005



EXHIBIT "A"
LOT LINE ADJUSTMENT 4881

Legal Description for Parcel B

Original Description:

Parcel 2 of Parcel Map 5977 recorded in Book 13 of Parcel Maps, page 71, inclusive of Official Records of Riverside County, California.

New Description:

Being a portion of Parcel 2 of Parcel Map 5977 recorded in Book 13 of Parcel Maps, page 71, inclusive, of Official Records of Riverside County, California;

Together with a portion of Parcel 2 of Parcel Map recorded in Book 1 of Parcel Maps, pages 30-33, inclusive, of Official Records of said County, said State;

Together with a portion of property described in Certificate of Parcel Merger No.1579, recorded March 21, 2005 as Instrument No. 2005-0218837, of Official Records of said County, said State, described as follows:

COMMENCING at the most southerly corner of said Parcel B, said point also being on the centerline of Rancho California Road (55.00 feet in half-width);

thence North 68°39'43" East 441.84 feet along said centerline of Rancho California Road (55 feet in half-width) to the **TRUE POINT OF BEGINNING**;

thence North 15°11'56" West 852.47 feet;

thence North 24°22'35" East 197.70 feet to **POINT A**;

thence South 49°54'37" East 491.81 feet;

thence South 67°40'18" East 276.21 feet;

thence South 15°23'34" East 386.58 feet to a non-tangent curve concave southerly having a radius of 4000.00 feet, said point also being on the centerline of Rancho California Road (55.00 feet in half-width) a radial line to the beginning of said curve bears North 15°23'34" West;



thence westerly 415.06 feet along said curve and centerline through a central angle of 5°56'43";

thence tangent from said curve South 68°39'43" West 213.36 feet along said centerline to the **TRUE POINT OF BEGINNING.**

Containing 10.034 acres, more or less.

As shown on Exhibit "B", attached hereto and by this reference made a part hereof.



HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING ■ ENGINEERING ■ SURVEYING

2900 Adams Street Suite A-15, Riverside CA 92504 PH: (909)352-7200 FX: (909)352-8268

Prepared under the supervision of:

Andrew T. Grenier 4/15/05

Andrew T. Grenier, LS 7891

Date

Expires: December 31, 2005



EXHIBIT "A"
LOT LINE ADJUSTMENT 4881

Legal Description for Parcel C

Original Description:

Parcel 2 of Parcel Map recorded in Book 1 of Parcel Maps, pages 30 through 33, inclusive of Official Records of Riverside County, California.

New Description:

Being a portion of Parcel 2 of Parcel Map recorded in Book 1 of Parcel Maps, pages 30-33, inclusive, of Official Records of Riverside County, California;

Together with a portion of Parcel 2 of Parcel Map 5977 recorded in Book 13 of Parcel Maps, page 71, inclusive, of Official Records of said County, said State;

Together with a portion of property described in Certificate of Parcel Merger No. 1579, recorded March 21, 2005 as Instrument No. 2005-0218837, of Official Records of said County, said State, described as follows:

COMMENCING at the most southerly corner of Parcel B of Lot Line Adjustment No. 4394, recorded January 8, 2002 as Instrument No. 2002-010470, Official Records of Riverside County, California, said point also being on the centerline of Rancho California Road (55.00 feet in half-width);

thence North 68°39'43" East 441.84 feet along said centerline of Rancho California Road (55 feet in half-width);

thence North 15°11'56" West 852.47 feet;

thence North 24°22'35" East 197.70 feet to **POINT A**;

thence continuing North 24°22'35" East 146.13 feet to an angle point on the easterly property line of said Parcel B;

thence North 38°33'22" East 179.08 feet the **TRUE POINT OF BEGINNING**;

thence South 38°33'22" West 179.08 feet;

thence South 24°22'35" West 146.13 feet to said **POINT A**;

thence South 49°54'37" East 491.81 feet;

thence South 67°40'18" East 276.21 feet;



thence South 15°23'34" East 386.58 feet to a non-tangent curve concave southerly having a radius of 4000.00 feet, a radial line to the beginning of said curve bears North 15°23'34" West, said point also being on the centerline of Rancho California Road (55.00 feet in half-width);

thence easterly 628.34 feet along said curve and said centerline through a central angle of 9°00'01";

thence tangent from said curve North 83°36'27" East 123.88 feet along said centerline to the intersection of said Rancho California Road and La Serena Way (44.00 feet in half-width);

thence North 6°23'33" West 324.36 feet along said centerline of La Serena Way (44.00 feet in half-width) to a tangent curve concave easterly having a radius of 2000.00 feet;

thence northerly 662.95 feet along said curve and said centerline through a central angle of 19°33'54";

thence tangent from said curve North 13°10'21" East 308.66 feet along said centerline to POINT B;

thence South 72°05'31" West 180.04 feet;

thence South 72°30'31" West 443.83 feet;

thence South 75°27'18" West 432.65 feet;

thence South 79°15'55" West 369.40 feet to the **TRUE POINT OF BEGINNING.**

Containing 30.049 acres, more or less.

As shown on Exhibit "B", attached hereto and by this reference made a part hereof.



HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
2900 Adama Street Suite A-15, Riverside CA 92504 PH: (909)352-7200 FX: (909)352-6269

Prepared under the supervision of:

Andrew T. Grenier 4/15/05
Andrew T. Grenier, LS 7891 Date

Expires: December 31, 2005



EXHIBIT "A"
LOT LINE ADJUSTMENT 4881

Legal Description for Parcel D

Original Description:

That property as described in the Certificate of Parcel Merger No. 1579, recorded March 21, 2005 as Instrument No. 2005-0218837 of Official Records of Riverside County, California.

New Description:

Being a portion of Parcel B of Lot Line Adjustment No. 4394, recorded January 8, 2002 as Instrument No. 2002-010470, of Official Records of Riverside County, California,

Together with a portion of Parcel 2 of Parcel Map recorded in Book 1 of Parcel Maps, pages 30-33, inclusive, of Official Records of said County, said State;

Together with a portion of property described in Certificate of Parcel Merger No. 1579, recorded March 21, 2005 as Instrument No. 2005-0218837, of Official Records of said County, said State, described as follows:

COMMENCING at the most southerly corner of said Parcel B, said point also being on the centerline of Rancho California Road (55.00 feet in half-width);

thence North 68°39'43" East 441.84 feet along said centerline;

thence North 15°11'56" West 852.47 feet;

thence North 24°22'35" East 197.70 feet to **POINT A**;

thence continuing North 24°22'35" East 146.13 feet to an angle point on the easterly property line of said Parcel B;

thence North 38°33'22" East 179.08 feet the **TRUE POINT OF BEGINNING**;

thence North 49°00'47" West 223.57 feet;

thence North 80°54'39" West 199.86 feet to the northeasterly line of said Parcel B;

thence North 38°38'53" West 270.33 feet along said northeasterly line of Parcel B;



thence South 55°09'57" West 385.56 feet to the southwesterly line of said Parcel B;

thence South 56°06'51" West 210.75 feet;

thence South 21°20'17" East 178.94 feet to the southerly line of that Property as described in said Certificate of Parcel Merger No. 1579;

thence South 51°21'22" West 2174.20 feet along said southerly line to the centerline of Butterfield Stage Road (55.00 feet in half-width);

thence North 41°40'06" West 316.31 feet along said centerline to a tangent curve concave northeasterly having a radius of 4800.00 feet;

thence northwesterly 2899.55 feet along said curve and said centerline through a central angle of 34°36'39" to the northwest corner of said Certificate of Parcel Merger No. 1579;

thence non-tangent from said curve North 79°17'59" East 2100.83 feet along the northerly line of said Certificate of Parcel Merger No. 1579 to an angle point thereon;

thence North 84°47'05" East 1681.14 feet along the northerly line of said Certificate of Parcel Merger No. 1579 to an angle point thereon;

thence South 72°28'09" East 1122.71 feet along the northerly line of said Certificate of Parcel Merger No. 1579 to an angle point thereon;

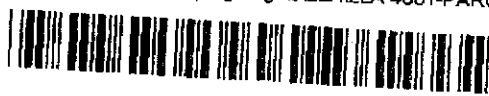
thence North 33°18'15" East 249.98 feet along the northerly line of said Certificate of Parcel Merger No. 1579 to the centerline of La Serena Way (44.00 feet in half-width), said point also being on a non-tangent curve concave westerly having a radius of 1200.00 feet, a radial line to the beginning of said curve bears North 33°18'15" East;

thence southerly 1463.32 feet along said curve and said centerline through a central angle of 69°52'06";

thence tangent from said curve South 13°10'21" West 139.53 feet along said centerline to POINT B;

thence South 72°05'31" West 180.04 feet;

thence South 72°30'31" West 443.83 feet;



thence South 75°27'18" West 432.65 feet;

thence South 79°15'55" West 369.40 feet to the TRUE POINT OF BEGINNING.

Containing 245.452 acres, more or less.

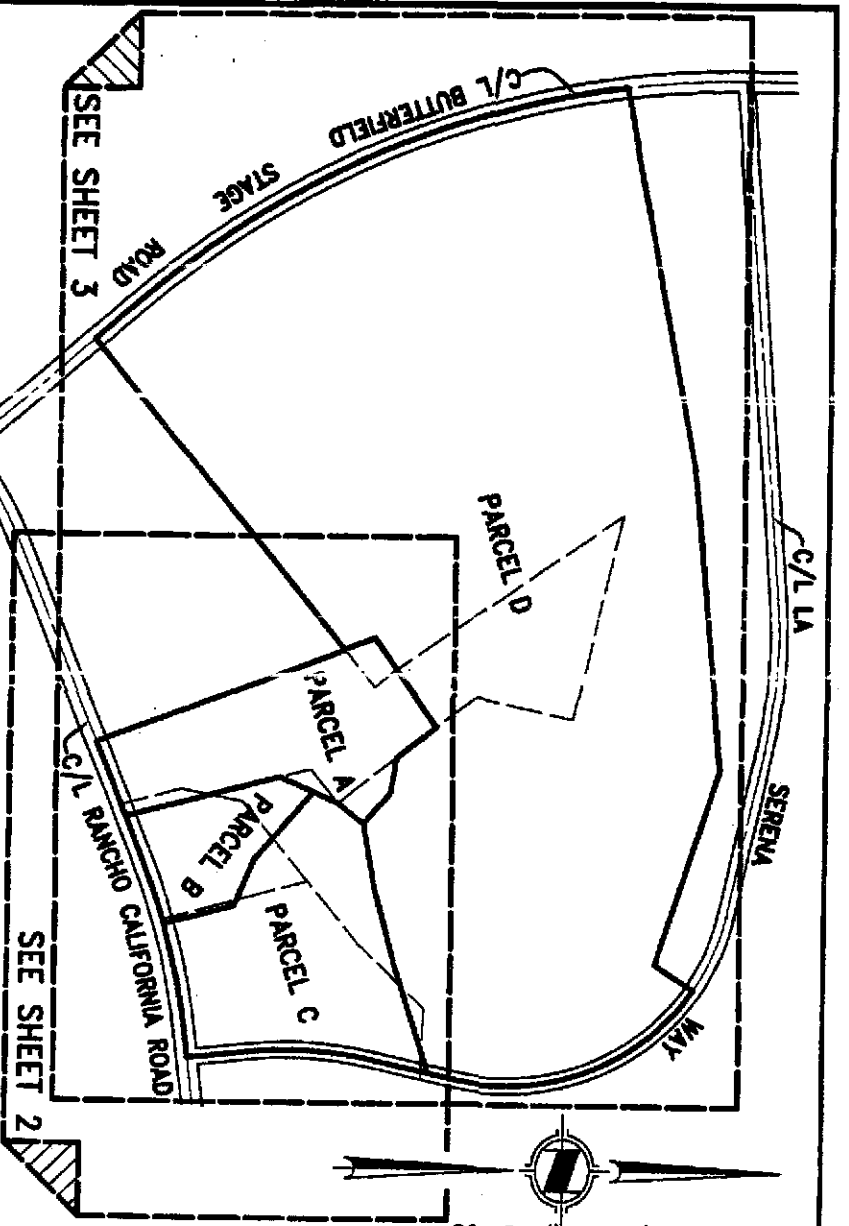
As shown on Exhibit "B", attached hereto and by this reference made a part hereof.



Prepared under the supervision of:

Andrew T. Grenier 4/15/05
Andrew T. Grenier, LS 7891 Date
Expires: December 31, 2005





LEGEND

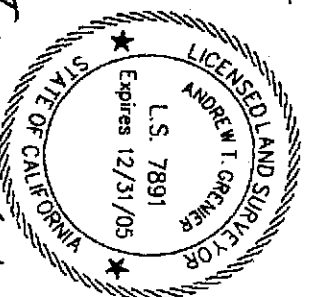
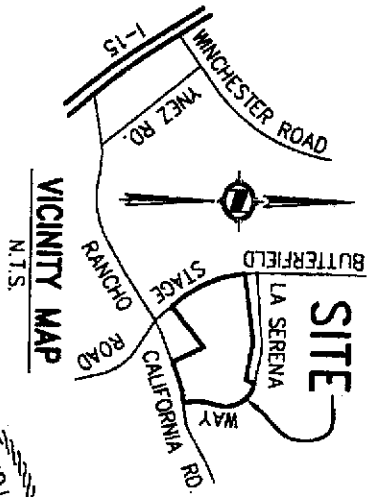
OLD LOT LINE TO BE ADJUSTED _____
 NEW ADJUSTED LOT LINE _____

91 JO 21
 1/28/05 5082-11-20
 262-258-5982



INDEX MAP
 SCALE: 1" = 800'

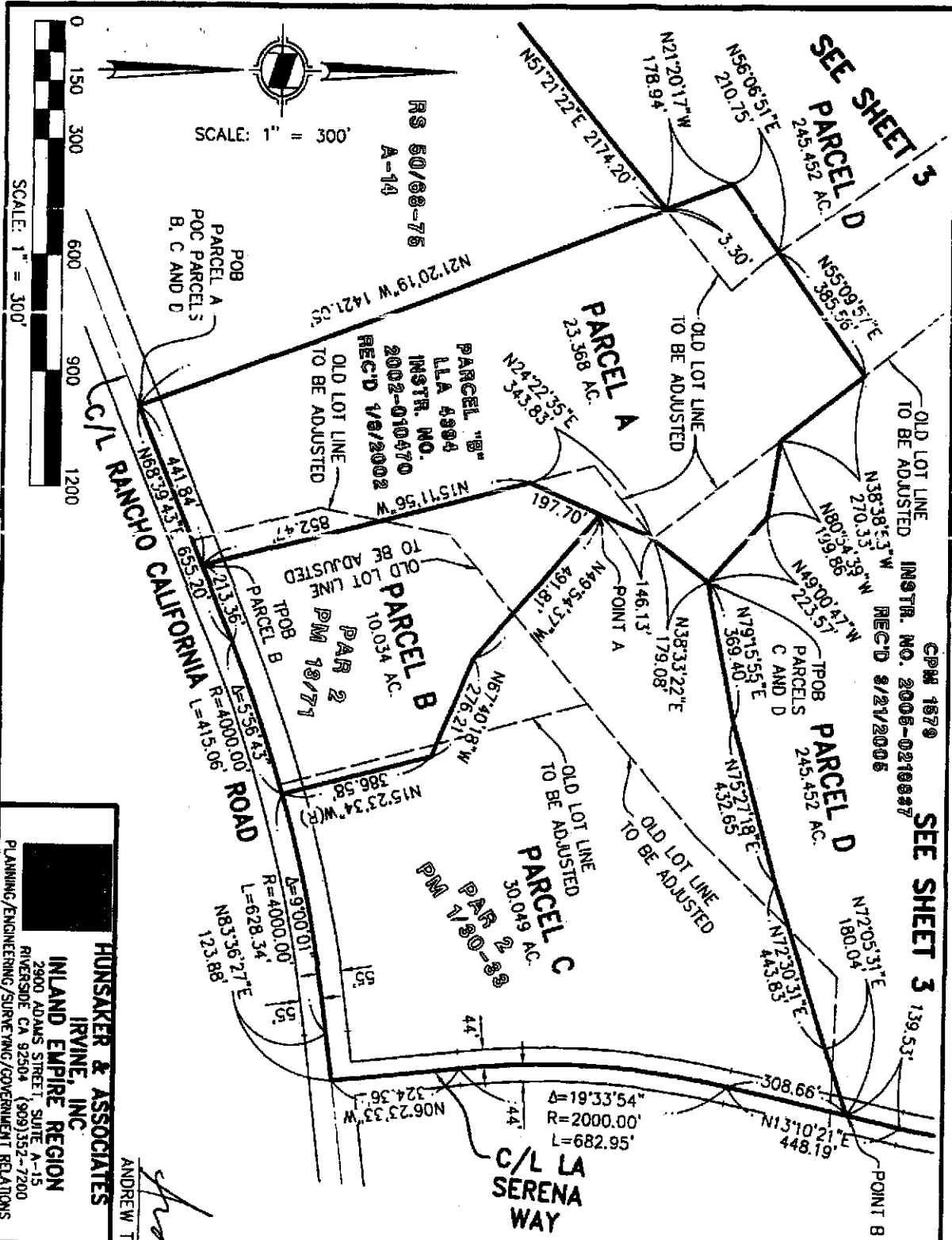
| OWNER | ADDRESS | APN |
|------------------------------|--|-------------|
| CALLAWAY VINEYARD AND WINERY | P.O. BOX 9014 TEMECULA, CA 92589-9014 | 943-260-001 |
| TEMECULA VINEYARDS, LTD. | 809 COOMBS ST. NAPA, CA 94559-2937 | 943-100-001 |
| TEMECULA VINEYARDS, LTD. | 809 COOMBS ST. NAPA, CA 94559-2937 | 943-100-013 |
| TEMECULA VINEYARDS, LTD. | 809 COOMBS ST. NAPA, CA 94559-2937 | 943-260-003 |



Andrew T. Grenier
 Andrew T. Grenier/L.S. 7891 EXP. 12/31/2005

HUNSAKER & ASSOCIATES
IRVINE, INC
 INLAND EMPIRE REGION
 2900 ADAMS STREET, SUITE A-15
 RIVERSIDE, CA 92504 (909) 352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

EXHIBIT "B" SHEET 1 OF 5
 RIVERSIDE COUNTY
 LOT LINE ADJUSTMENT NO. 4881



CPM 1879
 INSTR. NO. 2008-021887
 REC'D 8/21/2008

HUNSAKER & ASSOCIATES
IRVINE, INC.
 INLAND EMPIRE REGION
 2900 ADAMS STREET, SUITE A-15
 RIVERSIDE, CA 92504 (909)352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

Andrew T. Greiner
 ANDREW T. GREINER U.S. 7891 EXP. 12/31/2005

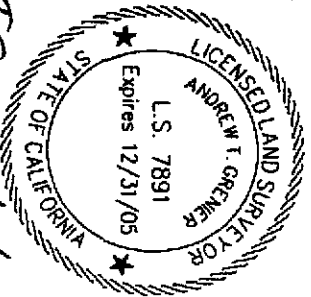
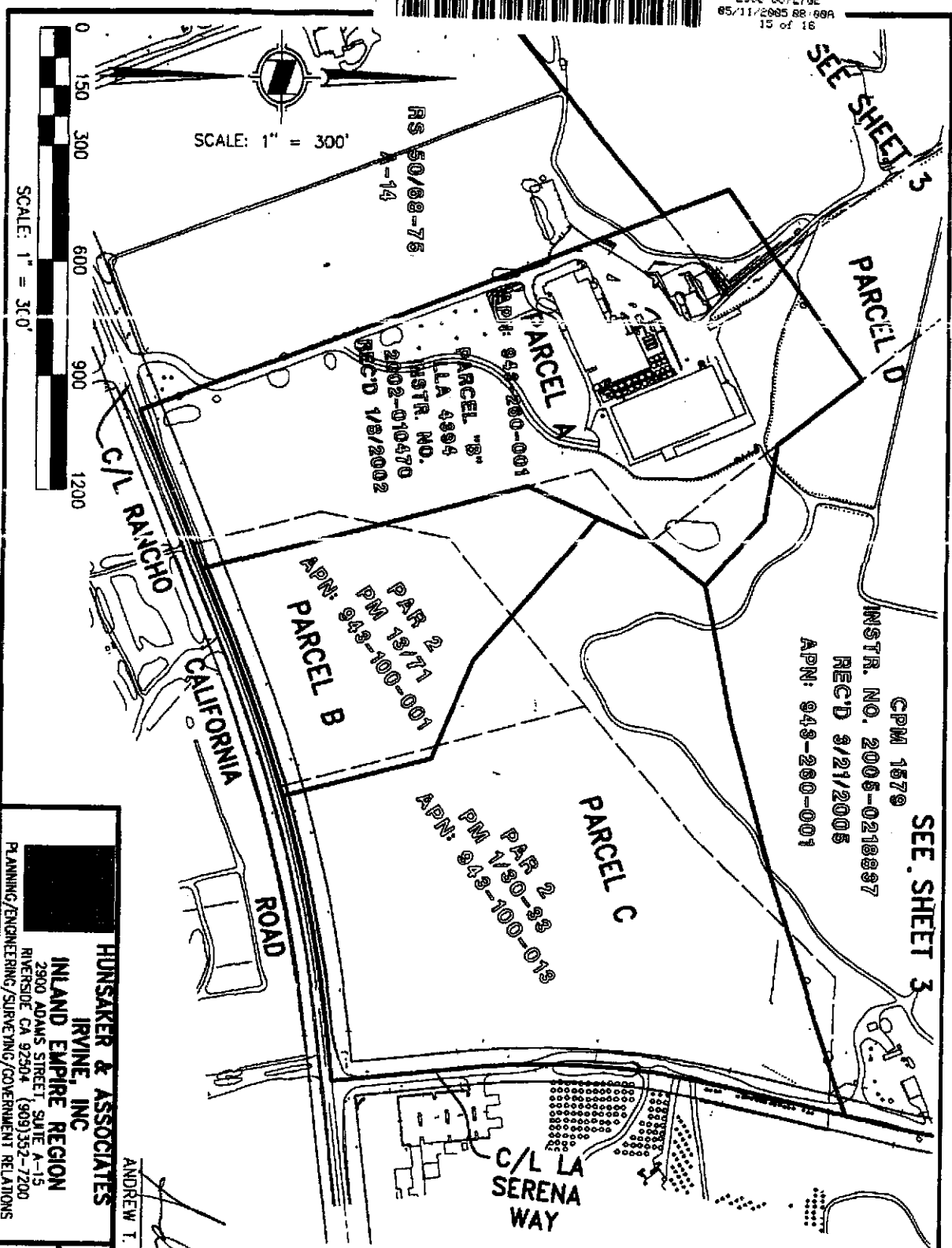


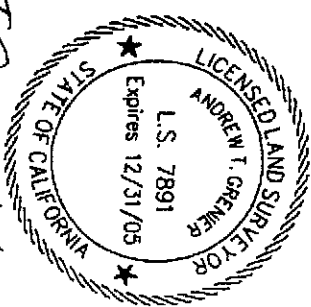
EXHIBIT "B" SHEET 2 OF 5
 RIVERSIDE COUNTY
 LOT LINE ADJUSTMENT NO. 4881

2885-6372762
 85/11/2885 88:889
 13 of 16



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE, CA 92504 (909) 352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

Andrew T. Greiner
ANDREW T. GREINER L.S. 7891 EXP. 12/31/2005



| | |
|------------------------------|--------------|
| SITE EXHIBIT | SHEET 4 OF 5 |
| RIVERSIDE COUNTY | |
| LOT LINE ADJUSTMENT NO. 4881 | |

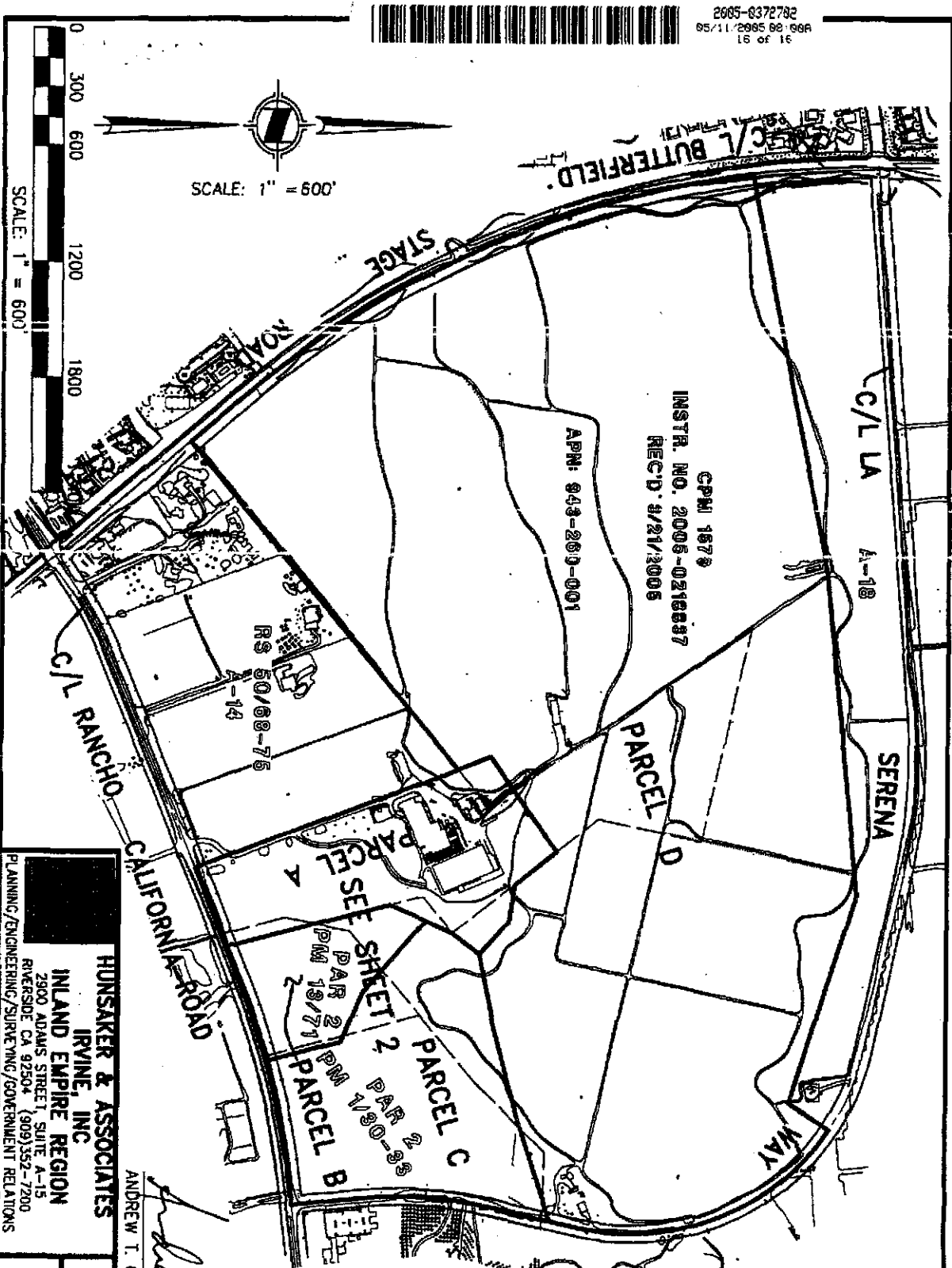
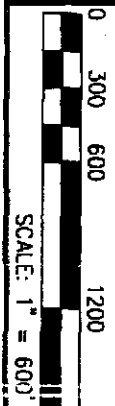
LEGEND

OLD LOT LINE TO BE ADJUSTED _____

NEW ADJUSTED LOT LINE _____

NOTE:
THE PROPOSED LOT LINE WILL NOT INTERSECT A GRADED OR MANUFACTURED SLOPE

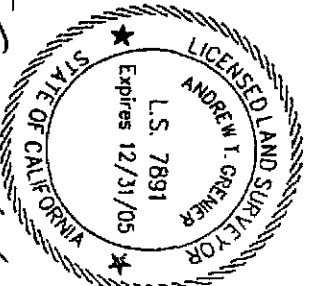
NO DRAINAGE FROM A TRIBUTARY AREA ABOVE A MANUFACTURED SLOPE WILL SHEET FLOW OVER THE SLOPE FACE



HUNSAKER & ASSOCIATES
IRVINE, INC
 INLAND EMPIRE REGION
 2900 ADAMS STREET, SUITE A-15
 RIVERSIDE, CA 92504 (909)552-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

ANDREW T. GREENER L.S. 7891 EXP. 12/31/2005

Andrew T. Greener



SITE EXHIBIT SHEET 5 OF 5
 RIVERSIDE COUNTY
 LOT LINE ADJUSTMENT NO. 4881

LEGEND

OLD LOT LINE TO BE ADJUSTED _____
 NEW ADJUSTED LOT LINE _____

NOTE:
 THE PROPOSED LOT LINE WILL NOT INTERSECT A GRADED OR MANUFACTURED SLOPE
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